134.0	0002	0007.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,322,700 / 1,322,700
					USE VALUE: 1,322,700 / 1,322,700
					ASSESSED: 1,322,700 / 1,322,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANANDHAR BINAY/SHEELA
Owner 2:	TRS/CHURCHILL AVE 97 TRUST
Owner 3:	
Street 1:	97 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MANANDHAR BINAY/SHEELA -
Owner 2:	-
Street 1:	97 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 3931 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	773,200		549,500	1,322,700
Total Card	0.146	773,200		549,500	1,322,700
Total Parcel	0.146	773,200		549,500	1,322,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.46 | /Parcel: 336.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

230002

GIS Ref

GIS Ref

Insp Date

05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 134.0-0002-0007.A

!14589!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	772,600	0	6,350.	549,500	1,322,100	1,322,100	Year End Roll	12/18/2019
2019	101	FV	601,600	0	6,350.	580,000	1,181,600	1,181,600	Year End Roll	1/3/2019
2018	101	FV	618,300	0	6,350.	427,400	1,045,700	1,045,700	Year End Roll	12/20/2017
2017	101	FV	618,300	0	6,350.	409,000	1,027,300	1,027,300	Year End Roll	1/3/2017
2016	101	FV	618,300	0	6,350.	378,500	996,800	996,800	Year End	1/4/2016
2015	101	FV	605,600	0	6,350.	317,500	923,100	923,100	Year End Roll	12/11/2014
2014	101	FV	605,600	0	6,350.	310,100	915,700	915,700	Year End Roll	12/16/2013
2013	101	FV	604,100	0	6,350.	295,500	899,600	899,600		12/13/2012

PRINT

Date	Time
12/11/20	04:25:29

LAST REV

Date	Time
06/04/18	11:25:32

ekelly

USER DEFINED

Prior Id # 1:	86249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14589

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANANDHAR BINAY	47273-147		4/13/2006	Family	1	No	No		
MANANDHAR BINAY	47255-273		4/10/2006	Family	1	No	No		
MANANDHAR BINAY	41697-179		12/29/2003	Family		No	No		
MAC DOUGAL DORO	38882-240		4/22/2003		859,000	No	No		
MAC DOUGAL DORO	6859-57		1/1/1960		1	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2012	1254	Redo Bat	60,276	C				
9/1/2005	792	Redo Bat	60,000	C		G7	GR FY07	& INSTALL RES ELEV
4/3/2002	267	New Buil	130,000	C		G4	GR FY04	NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
1/17/2009	Meas/Inspect	345	PATRIOT
5/8/2006	Permit Visit	BR	B Rossignol
8/16/2003	Inspected	BR	B Rossignol
2/13/2002	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	90.	0.96	10									549,452						549,500	

Total AC/HA: 0.14578 | Total SF/SM: 6350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 549,452 | Spl Credit | Total: 549,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99722219
Const Adj.:	1.03030097
Adj $ / SQ:	128.430
Other Features:	146828
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	764276
Depreciation:	12228
Depreciated Total:	752047

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 2					HB 1		

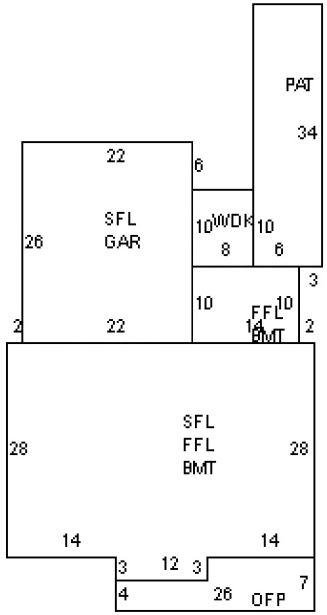
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.40
Special Features:	21200	Val/Su Net:	142.55
Final Total:	773200	Val/Su SzAd	255.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,728	128.430	221,927
BMT	Basement	1,296	60.510	78,421
FFL	First Floor	1,296	128.430	166,445
GAR	Garage	572	19.960	11,416
PAT	Patio	306	3.580	1,096
OFP	Open Porch	146	28.640	4,182
WDK	Deck	80	16.480	1,319
	Net Sketched Area:	5,424	Total:	484,806
Size Ad	3024	Gross Are	5424	FinArea 3931

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0002-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
61	Elev-Pas	D	S	1	1	V	VG	2005	22,500.00	T	5.6	101			21,200			21,200

More:	N	Total Yard Items:		Total Special Featues:	21,200	Total:	21,200